142.0	0002	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,900 /	771,900
					USE VALUE:	771,900 /	771,900
					ASSESSED:	771,900 /	771,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAVES HART LUCY		
Owner 2:			
Owner 3:			
Street 1:	236 BEACON ST APT 3B-D		
Street 2:			
Twn/City:	BOSTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02116	Type:	

PREVIOUS OWNER

Owner 1:	WEBER JAY H--ETAL -		
Owner 2:	GRAVES LUCY HART -		
Street 1:	62 SCITUATE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 5,091 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2301 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5091.000	313,700		458,200	771,900
Total Card	0.117	313,700		458,200	771,900
Total Parcel	0.117	313,700		458,200	771,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.43 | /Parcel: 335.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91527
GIS Ref	
GIS Ref	
Insp Date	06/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,800	0	5,091.	458,200	772,000	772,000	Year End Roll	12/18/2019
2019	101	FV	247,600	0	5,091.	429,500	677,100	677,100	Year End Roll	1/3/2019
2018	101	FV	255,500	0	5,091.	355,100	610,600	610,600	Year End Roll	12/20/2017
2017	101	FV	255,500	0	5,091.	326,500	582,000	582,000	Year End Roll	1/3/2017
2016	101	FV	255,500	0	5,091.	297,800	553,300	553,300	Year End	1/4/2016
2015	101	FV	241,700	0	5,091.	292,100	533,800	533,800	Year End Roll	12/11/2014
2014	101	FV	241,700	0	5,091.	271,500	513,200	513,200	Year End Roll	12/16/2013
2013	101	FV	241,700	0	5,091.	258,300	500,000	500,000		12/13/2012

!10981!

PRINT

Date	Time
12/11/20	01:12:30

LAST REV

Date	Time
07/26/19	08:58:20
jorourke	
10981	

USER DEFINED

Prior Id # 1:	91527
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEBER JAY H--ET	53080-38		6/26/2009	Family	99	No	No		
	21312-438		7/1/1991		208,650	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2002	194	Siding	18,300	C				NEW SHINGLE SIDING
2/9/2001	60	Redo Bas	10,000	C				RENOVATE BASEMENT
7/17/1997	408		10,000					REM/KIT ENC/PORCH+
3/20/1996	81		20,000					24' SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2018	Inspected	BS	Barbara S
5/8/2018	MEAS&NOTICE	BS	Barbara S
11/17/2008	Meas/Inspect	336	PATRIOT
2/6/2003	External Ins	PM	Peter M
11/10/1999	Meas/Inspect	256	PATRIOT
5/20/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5091		Sq. Ft.	Site		0	80.	1.12	9									458,186						458,200	

Total AC/HA:	0.11687	Total SF/SM:	5091	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	458,186	Spl Credit		Total:	458,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19368935
Const Adj.:	0.98000199
Adj $ / SQ:	146.227
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426181
Depreciation:	112512
Depreciated Total:	313669

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

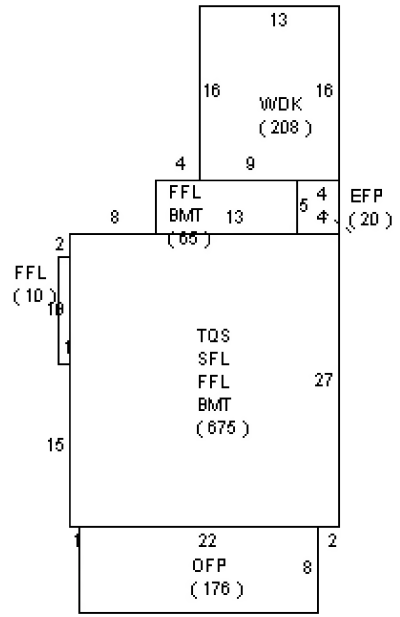
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	146.230	109,670
BMT	Basement	740	61.740	45,691
SFL	Second Floor	675	146.230	98,703
TQS	3/4 Story	506	146.230	74,028
WDK	Deck	208	10.590	2,203
OFP	Open Porch	176	25.360	4,463
EFP	Enclos Porch	20	71.150	1,423
	Net Sketched Area:	3,075	Total:	336,181
Size Ad	1931.25	Gross Are	3244	FinArea 2301

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	146.23
Special Features:	0	Val/Su Net:	102.02
Final Total:	313700	Val/Su SzAd	162.43

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	